Murdock & Wasley
ESTATE AGENTS



7 Eton Lodge,

5 The Park, Cheltenham, GL50 2SL

£200,000

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Murdock & Wasley Estate Agents are delighted to welcome to the open market this beautifully presented one-bedroom top-floor apartment, nestled within an impressive Grade II listed building. Effortlessly combining period charm with spacious, well-proportioned accommodation, the property offers an abundance of character throughout.

The well-proportioned accommodation comprises a generous lounge/diner, separate fitted kitchen, spacious double bedroom with built-in wardrobe and en-suite bathroom, complemented by an additional separate WC, perfect for visitors.

Further benefits include beautifully maintained communal gardens and an allocated off-road parking space to the front of the building.

This delightful apartment presents a fantastic opportunity for those seeking a charming, character-filled home within an elegant period setting.







Communal Entrance Hall
Accessed via solid wooden door, door entry system, stairs to all floors. Door to:

Hallway
Radiator, storage cupboard with shelving and hanging rails. Doors lead off:

Kitchen
Range of base, wall and drawer mounted units, solid wooden worksurface, ceramic sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over, integral dishwasher, fridge and freezer. Partly tiled walls, radiator, tiled flooring, inset ceiling spotlights, Velux roof light.

Lounge/ Diner
Tv point, telephone point, power points, radiator, feature fireplace with stone surround, space for dining table, wall panelling, front aspect glazed window.

Bedroom
Power points, radiator, wall panelling, wooden door to walk-in wardrobe, access to part boarded loft space, front aspect glazed window. Door to cupboard housing the Worcester gas fired boiler and space for washing machine. Door to:

En-Suite
Suite comprising P-shaped panelled bath with shower off the mains over, low level wc, pedestal wash hand basin. Heated towel tail, LED mirror, partly tiled walls, tiled flooring, rear aspect glazed window.

Bathroom
Low level wc, pedestal wash hand basin, wall panelling, tiled flooring.

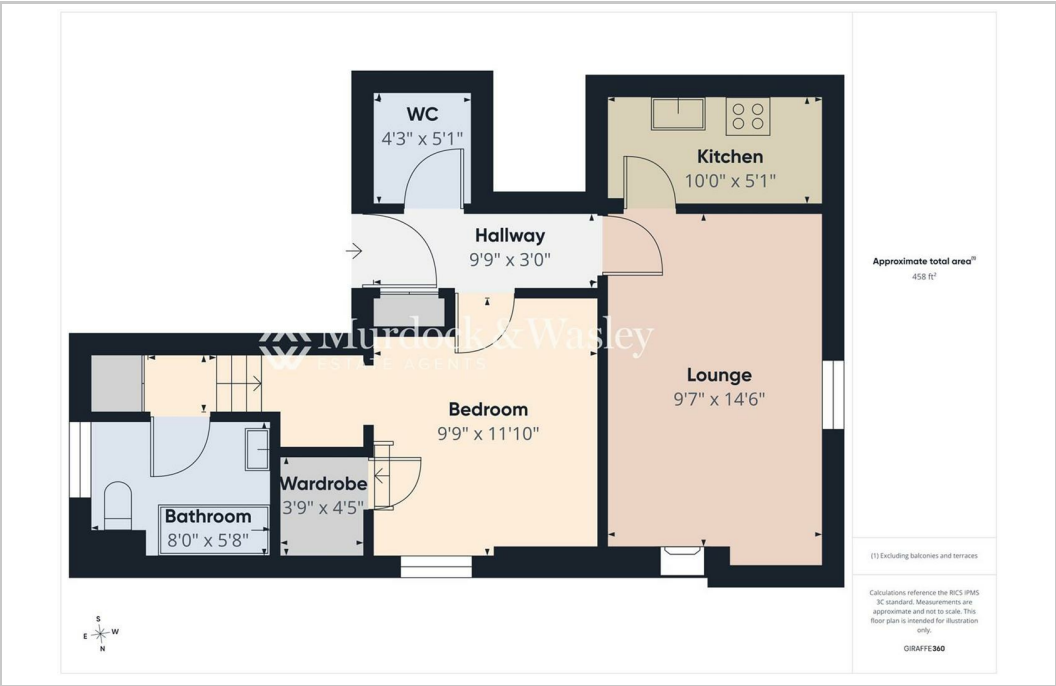
Outside
Residents enjoy access to attractive communal gardens, featuring well-maintained lawns, mature trees, shrubs and established hedging, offering a pleasant and private outdoor setting. Paved pathways provide access around the building, while a generous gravelled driveway leads to the apartment's allocated off-road parking space at the front of the property.

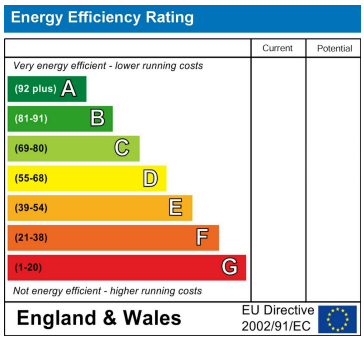
Tenure
Leasehold - 150 years from September 2000.
Share of Freehold.
Service Charge £1895 per annum.
Freeholder & Management Company - Eton Lodge (Management No 2) Company Limited.
Short Term Lets Not permitted.
Pets Not permitted.

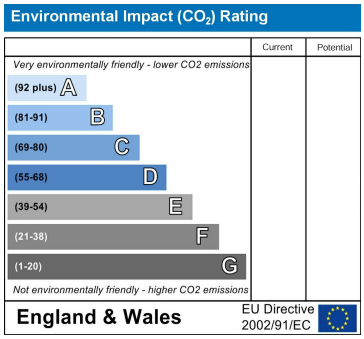
Services
Mains water, gas, electricity and drainage.

Local Authority
Cheltenham Borough Council
Council Tax Band: B

Awaiting Vendor Approval
Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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